



Housing Subcommittee Meeting Agenda

Tuesday, March 15, 2022
2:00-3:00 p.m.

Remote Meeting Only
Webinar ID: 999 9716 7414
<https://zoom.us>

- I. Introductions
- II. Meeting Notes – February 15, 2022
- III. Discussion Items
 - a. SWCCOG Project Manager
 - b. Meeting schedule
- IV. Community Updates



Housing Subcommittee Meeting Notes

Friday, February 15, 2022

2:00 p.m.

Remote Meeting Only

I. Introductions

In attendance:

Mike Segrest – La Plata County

Andrea Phillips – Town of Pagosa Springs

Shak Powers – Montezuma County

Pam Moore – Housing Solutions for the Southwest

Jessica Laitsch – Southwest Colorado Council of Governments

II. Meeting Notes – January 21, 2022

III. Discussion Items

a. HomesFund programs expansion – Pam Moore

Andrea mentioned that HomesFund had provided an update and she had asked Pam to join and share the presentation. Pam presented information on the HomesFund's programs. Mike asked if the homebuyer puts in a down payment. Pam replied that homebuyers are required to put in at least 1% of the purchase price. Andrea asked if there are more supplemental funds available in La Plata County. Pam replied that the additional in La Plata is a result of additional funds from the City of Durango. Pam added that they also work in Montezuma County.

Pam described loan programs related to mobile and modular homes, education efforts, and income limits in various communities.

Andrea asked about the shared appreciation if the property depreciates. Pam replied that they don't share in depreciation. Andrea asked if they would consider tiny homes. Pam replied they have not yet but would be able to. Andrea asked about alternative construction such as shipping containers. Pam replied that the concern would be whether they could get a first mortgage, they have not had this come up in the mobile home program.

Mike asked about the potential for first right of refusal. Pam replied that when combined with the RHA they had included this clause but had never had the capital to act on it. Mike asked about deed restriction and expressed concern about no cap on appreciation. Pam mentioned that capping appreciation adds complexity. There was discussion about lack of available product. There was discussion that the concept of a local modular builder may work well with HomesFund.

Mike described a project in Garfield County which included conversion of a portion of an RV park to set up permanent homes. This helps stabilize the revenue for the park and utilizes the amenities already in place. Andrea asked if the utilities are sized correctly for the new use. Mike replied that the park would have been required to have a system that would accommodate full capacity.

b. Attraction efforts for modular housing plant

Andrea mentioned the idea of attracting a modular home plant to the region. Shak reported that they have been discussing this possibility with a local start-up and other existing companies. The primary draw for this region is distribution to the Navajo Nation and throughout the four corners region. Mike mentioned that if it is possible to work together, this could be beneficial for the entire region. There was discussion about anticipated benefits related to transportation costs and job creation. Andrea asked if the County would be providing land. Shak replied that they do not have available land but are helping to identify potential parcels. There was discussion about various efforts to demonstrate regional demand.

The meeting ended at 3:03 p.m.